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September 21, 2007

City of Las Vegas  
Planning & Development  
731 S. 4<sup>th</sup> Street  
Las Vegas, NV 89101

**Reference:** Alexander Cliffshadows  
Variance  
APN #137-12-113-031 (Lot 31)

On behalf of Richmond American Homes, we respectfully request your consideration of the attached Variance for the above-listed parcels.

**Location:** The proposed site is located on Alexander Road and Cliff Shadows Parkway within Section 12, Township 20 South, Range 59 East.

**Background:** A Site Development Review (SDR-8581) was approved by Planning Commission on September 22, 2005.

**Request:**

At this time, we are requesting approval of a Variance for lot 31. The stepped retaining wall system along the rear property line was constructed in the wrong location; we are asking that the rear yard setback be reduced to 7' where 10' is required. Richmond American Homes has met with the Homeowners that occupy lots 24-28 directly behind/below the lots in question. The Homeowners of lots 24-28 would like the two retaining walls to stay where they were built to avoid reconstruction of the walls in their rear yards. Lots 24-28 are currently occupied and some of the lots already have full landscaping in their rear yards.

Please place this request for a Variance on the next available Planning Commission agenda. If you have any questions or need additional information, please call me at 932-6125

Sincerely,

  
Sonia Macias  
Project Coordinator

**VAR-25011**  
**11/08/07 PC**

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